

**AGENDA:** September 10, 2002

**5.1**

**CATEGORY:** Public Hearing

**DEPT.:** Community Development

**TITLE:** Amendments to Chapter 8 of the City Code and Adopting the 2000 Model Codes (First Reading)

### **RECOMMENDATION**

Introduce AN ORDINANCE AMENDING CHAPTER 8, ARTICLES I, II, III AND IV OF THE MOUNTAIN VIEW CITY CODE RELATING TO THE ADOPTION OF THE 1997 UNIFORM BUILDING CODE AND OTHER VARIOUS UNIFORM CODES, to be read in title only, further reading waived, and set second reading for September 24, 2002.

### **FISCAL IMPACT**

The adoption of the 2000 Uniform Model Codes will not impact current building permit fees. Expenditures will include \$4,000 for the cost of new 2000 code books and staff training. This money is provided for in the Fiscal Year 2002-03 Building Inspection Division budget.

### **BACKGROUND AND ANALYSIS**

On May 5, 1999, by Ordinance 7.99, the City Council adopted the 1997 Uniform Building, Mechanical and Plumbing Codes and 1996 National Electric Code as published triennially by the International Conference of Building Officials and adopted by the State through the California Building Standards Commission. The proposed ordinance will update the City Code, Chapter 8, Articles I, II, III and IV to reflect the 2000 triennial model code change cycle, with minor modifications and amendments.

State law, Senate Bill 2871, requires that the building standards contained in the 1997 Uniform Building Code, 2000 Mechanical and Plumbing Codes and 1999 National Electric Code, as referenced in Parts 2, 3, 4 and 5 of the California Building Standards Code, Title 24, would apply to all occupancies throughout the State and would become effective 180 days after publication by the California Building Standards Commission. The Building Standards Commission published the 2000 editions of these Uniform Model Codes on May 1, 2002 and established November 1, 2002 as the effective date of adoption. The California Building Standards Code provides that a city or county may amend or modify the regulations set forth in Title 24 to reflect local conditions. The local amendments and/or modifications shall also become effective 180 days after the publication of the California Building Standards Code, Title 24. In order to comply with State requirements, the 1997 Uniform Building Code, 2000 Mechanical and Plumbing Codes and 1999 National Electrical Code are being amended,

as set forth in the attached document, to reflect local conditions. The deadline for adoption of these local amendments in order to comply with State law is November 1, 2002.

The major changes to City Code Chapter 8 required to support the adoption of the 1997 Uniform Building Code, 2000 Mechanical and Plumbing Codes and 1999 National Electrical Code continue the regional effort to streamline local amendments to the State adopted Model Codes. The nine amendments to the City Code developed in the Silicon Valley Uniform Code Amendments Program are the result of the State maintaining the 1997 Uniform Building Code as the base code for the 2000 triennial code adoption cycle. The State did not adopt the 2000 International Building Code to use as the base code for its State amendments. The result of this decision was the loss of the most current structural provisions that had been developed since the adoption of the 1997 Uniform Building Code. The nine amendments were developed by the Structural Engineers Association of California and modified over the past year by local building officials as part of the Silicon Valley Uniform Code Program. These nine amendments have been adopted as a unified package by the major cities in Silicon Valley in an effort to maintain a consistent level of code enforcement for the businesses and companies in Silicon Valley.

The continued efforts to streamline the region's regulatory environment has resulted in only these nine structural amendments adopted with the 2000 Model Codes being added to Chapter 8 of the City Code. The remaining technical code-related changes to Chapter 8 of the City Code are modifications to the wall-bracing requirements for wood-framed structures critical to earthquake resistant engineering design standards and adoption of the appendix chapters that must be adopted by reference. The new code amendments and their revised City Code status under the 2000 Model Code adoption are as follows:

1. Seismic Zone 4 Near-Source Factor.
2. UBC TABLE 16-N – STRUCTURAL SYSTEMS.
3. Load and Resistance Factor Design.
4. Seismic Design Provisions for Structural Steel.
5. Seismic Provisions for Structural Steel Buildings.
6. Basic Load Combinations.
7. Detailing Requirements in Seismic Zones 3 and 4.
8. Calculated Story Drift.

9. Design Specifications for Allowable Stress Design of Wood.

The other significant change to the adoption of the 1997 Uniform Building Code is the amendment of Chapter 10, Means of Egress, to reference the exiting requirements in the 1994 Uniform Building Code. The reason for continued enforcement of this interim code cycle amendment is that the exiting requirements in the 1997 Uniform Building Code will only be in effect for 18 to 20 months, and they are radically different from preceding Building Codes adopted by the City and State. These two conditions will have a very adverse and disruptive effect on the current and future development in the City. The interim amendment will be deleted when the City and State adopt the next set of building codes as part of the 2003 code adoption process. This approach will provide for a consistent and enforceable transition process for the architectural, engineering, contracting and development community that will continue to ensure the highest level of life/safety for the public. The remaining changes in Chapter 8, resulting from the 2000 Model Code adoption, are editorial changes to: (1) clean up language content and poorly written inconsistent sections; and (2) unify the amendment language that affects different codes and/or code sections.

**CONCLUSION**

To comply with the California Building Standards Code, the City must amend the 1997 Uniform Building Code, 2000 Mechanical and Plumbing Codes and 1999 National Electric Code as published by the State on May 1, 2002 within 180 days of the publication date. This ordinance provides for the modifications and amendments to the 2000 Uniform Model Codes that reflect the structural upgrades developed by the structural engineers in California and the local conditions found in Mountain View, prior to the November 1, 2002 State adoption deadline.

**ALTERNATIVE**

Do not modify Chapter 8 of the City Code or amend the 2000 Uniform Model Codes and be preempted by the State's November 1, 2002 adoption.

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**PUBLIC NOTICING**

Agenda posting and direct mail to selected businesses, architects, contractors and developers.

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Attachment: 1. Draft Ordinance